



Case Number **ZC-16-040**

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 2, 2016

Council District 2

Zoning Commission Recommendation:

Approval by a vote of 8-0

Opposition: None submitted

Support: None submitted

Continued	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Case Manager	<u>Stephen Murray</u>	
Surplus	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Council Initiated	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Owner / Applicant: **Fossil Ridge, LTD etal**

Site Location: 2800 Sedona Ranch Drive Mapsco: 35X

Proposed Use: **Multifamily, Assisted Living, Memory Care**

Request: From: "C" Medium Density Multifamily

To: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily plus assisted living and memory care; site plan included

Land Use Compatibility: Requested change **is compatible**

Comprehensive Plan Consistency: Requested change **is consistent**

Background:

The proposed site is located on the west side I-35 near Old Denton road and south of Western Center Blvd. The applicant is requesting a zoning change from "C" Medium Density Multifamily to "PD/C" Planned Development for all uses in "C" Medium Density Multifamily plus assisted living and memory care; site plan included.

The applicant intends to construct a three story structure that encompasses independent, assisted living and memory care units. The proposed site is located adjacent to existing multifamily units to the east and west, with single-family directly south. The proposed multifamily is set back over 85 ft. from the existing single-family use.

The applicant is requesting two waivers. The proposed height of the facility exceeds the maximum height of 32 ft. with plans for 46 ft. in height. The site will also be higher density with 29 units per acre as opposed to 18 units per acre allowed by right in "C".

The applicant has completed a market study to verify the seniors' housing unit mix. They are currently working through some building code/construction decisions and are expected to come back with an amendment to this site plan to reflect the final mix of independent and assisted living and unit count and building height. However, the applicant needs to move forward with the project as proposed at this time.

Site Information:

Owner:	Fossil Ridge, Ltd Et Al
Address	2800 Sedona Ranch Dr.

San Antonio, TX 78249
 Agent: Hensly Lamkin Rachel, Inc.
 Acreage: 4.87
 Comprehensive Plan Sector: Far North
 Surrounding Zoning and Land Uses:
 North "C" Medium Density Multifamily / vacant
 East "C" Medium Density Multifamily / multifamily
 South "AR" One-Family Restricted / single-family
 West "C" Medium Density Multifamily / multifamily

Site Plan Comments:

The site plan as submitted is not in general compliance with the zoning regulations.

1. 32 ft. height max in "C" **(Wavier required)**
2. Density for C zoning is 18 units per acre **(Waiver required)**
 - o Applicant intends to develop site to roughly 29 units per acre
3. The applicant will likely need a waiver for parking, once they have their final unit count

Zoning Commission recommended waivers to items 1 & 2 noted above.

TPW/Transportation and Public Works site plan comments:

1. Special Needs Note – {Painted Canyon Road shall not be gated as it is platted, recorded mutual and emergency access to this lot and the adjacent lot west of the site.
2. Sidewalks - Sidewalks and street lights are required for all public and private streets and public access easements as per City of Fort Worth Standards.

Fire Department Comments

Complies with 26 ft. fire lane

Platting Comments

No comments at this time.

Parks Department Comments

1. PARD/PDP: The Neighborhood and Community Park Dedication Policy will apply. Neighborhood Park Fees-in-Lieu of Land will not be required. Community Park Fee-in-Lieu of Land will be required. A FMVA will be ordered so that when a URD or FS has been filed the required PDP can be calculated. All fees will be prorated based on the final plat/UR submissions. Fees must be made payable to the: City of Fort Worth Park and Recreation Department, prior to final plat release.

Comments made by Platting, TPW, Parks and Fire staff cannot be waived through the zoning process.

Recent Relevant Zoning and Platting History:

Zoning History: None

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Old Denton Rd	Minor Arterial	Minor Arterial	No

Public Notification:

The following Organizations were notified:

Organizations Notified	
Northbrook NA*	Streams And Valleys Inc
Fairway Bend HOA	Eagle Mountain-Saginaw ISD
Trinity Habitat for Humanity	

*Located within this organization's boundary

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “PD/C” Planned Development for all uses in “C” Medium Density Multifamily plus assisted living and memory care. The surrounding land uses vary with vacant land to the north, single-family to the south, and multifamily to the east and west of the site.

The applicant intends to develop a mixed product with multifamily and assisted living within the overall building. The proposed site is sandwiched between two existing multifamily sites and will have over an 85 ft. setback adjacent to residential.

The proposed zoning **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2016 Comprehensive Plan designates the subject property as the Fossil Creek Mixed-Use Growth Center. Both multifamily and assisted living are appropriate for this future land use category. The requested zoning change is consistent with the following Comprehensive Plan policies:

- Identify and designate on future land use maps mixed-use neighborhood centers and/or new mixed-use growth centers in rapidly developing areas, based on proximity to future rail transit and key transportation intersections. (pg. 39)
- Promote appropriate infill development of vacant lots, old commercial centers (greyfields), and contaminated sites (brownfields) within developed areas, particularly in the central city. (pg. 39)
- Protect residential neighborhoods from incompatible land uses, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces. (pg. 39)

Based on the conformance with the future land use map and the policies stated above; the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

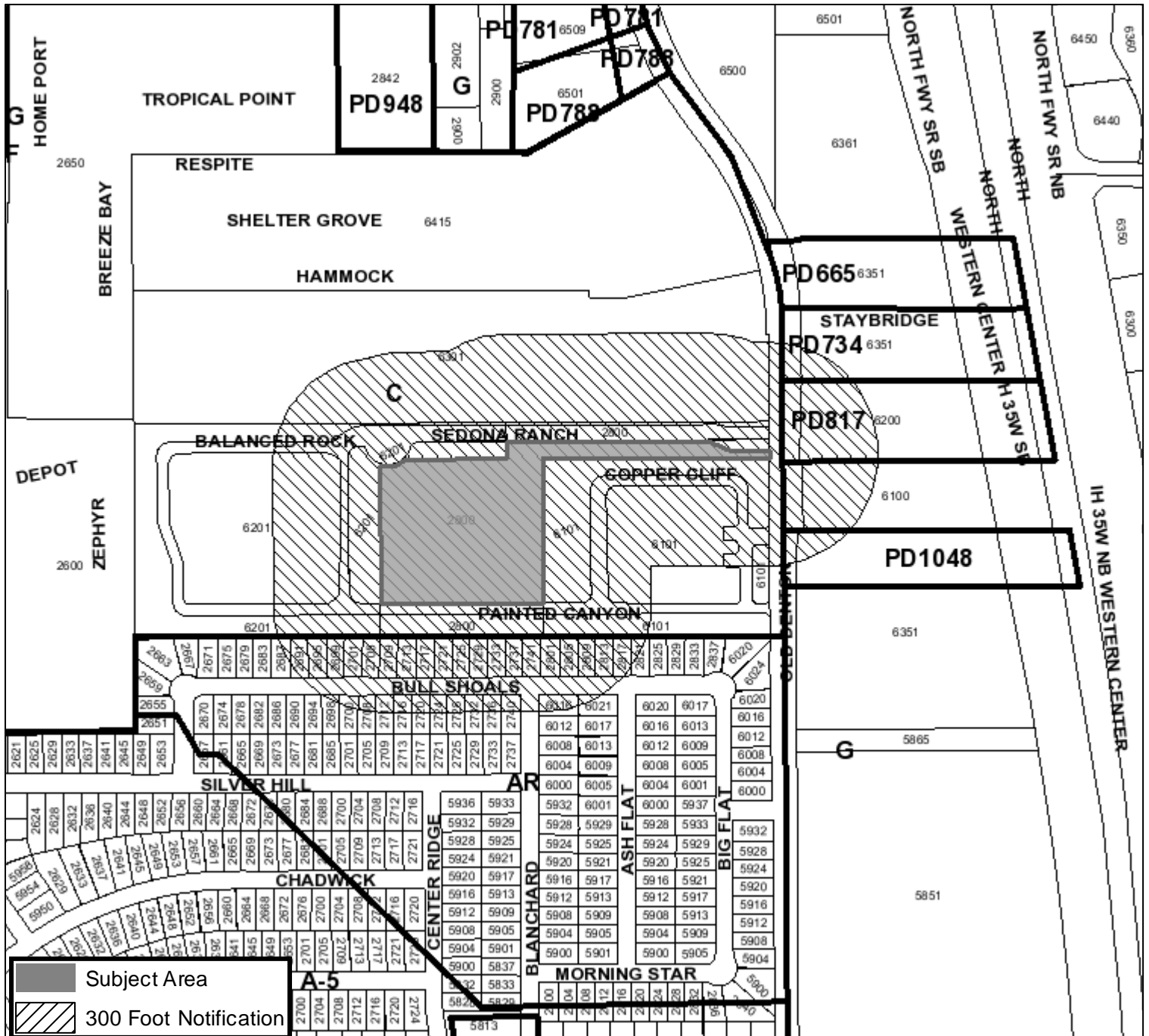
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site Plan
- Minutes from the Zoning Commission meeting



ZC-16-040

Area Zoning Map

Applicant: Fossil Ridge, LTD et al
Address: 2800 Sedona Ranch Drive
Zoning From: C
Zoning To: PD for C uses plus assisted living and memory care
Acres: 4.87060278
Mapsc0: 35X
Sector/District: Far North
Commission Date: 3/9/2016
Contact: 817-392-8043



0 200 400 800 Feet

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DEVELOPER

VERSA DEVELOPMENT, LLC
DAVID KRUKIEL
4733 COLLEGE PARK, SUITE 200
SAN ANTONIO, TX 75249
PH: 972.814.1141
EMAIL: DAVIDK@VERSADEVCO.COM

PROJECT ARCHITECT

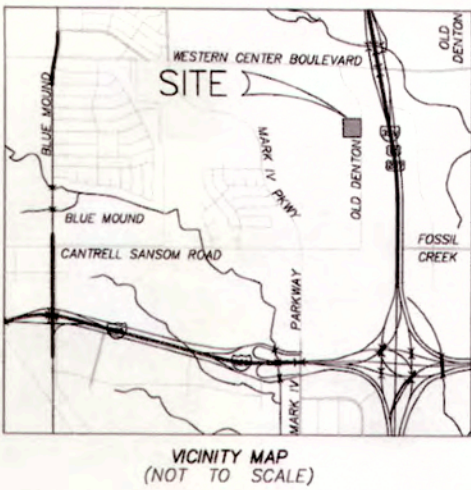
HENSLEY LAMKIN RACHEL, INC.
ROBERT LAMKIN
14881 QUORUM DRIVE ST. 550
DALLAS, TX 75254
PH: 972.726.9400
FAX: 972-726-9401
EMAIL: BOB@HLRINC.NET

CIVIL ENGINEER

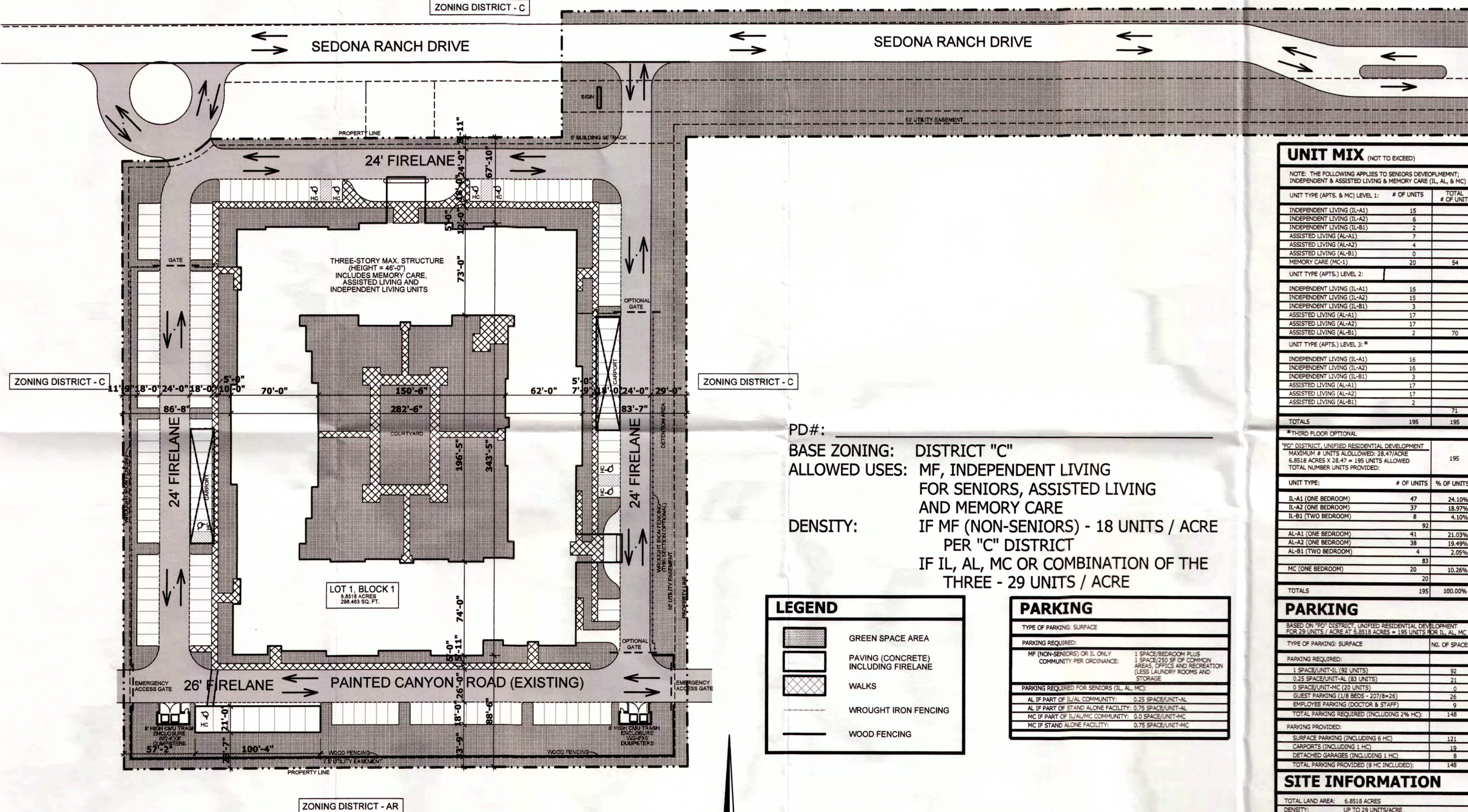
HP CIVIL ENGINEERING, LLC
JASON PYKA
5339 ALPHA ROAD, SUITE 300
DALLAS, TX 75240
PH: 972.9636
FAX: 972.801.9639E
MAIL: JASON@HPCIVILRNG.COM

SURVEYOR

TBD



HLR ARCHITECTS
HENSLEY LAMKIN RACHEL, INC.
DALLAS • HOUSTON • SEATTLE
WWW.HLRINC.NET
PH: 972.726.9400



UNIT MIX (NOT TO EXCEED)

NOTE: THE FOLLOWING APPLIES TO SENIORS DEVELOPMENT, INDEPENDENT & ASSISTED LIVING & MEMORY CARE (IL, AL, & MC)

UNIT TYPE (APTS. & MC) LEVEL 1:	# OF UNITS	TOTAL # OF UNITS
INDEPENDENT LIVING (IL-A1)	15	
INDEPENDENT LIVING (IL-A2)	6	
INDEPENDENT LIVING (IL-B1)	2	
ASSISTED LIVING (AL-A1)	7	
ASSISTED LIVING (AL-A2)	4	
ASSISTED LIVING (AL-B1)	0	
MEMORY CARE (MC-1)	20	54

UNIT TYPE (APTS.) LEVEL 2:	# OF UNITS	TOTAL # OF UNITS
INDEPENDENT LIVING (IL-A1)	15	
INDEPENDENT LIVING (IL-A2)	15	
INDEPENDENT LIVING (IL-B1)	3	
ASSISTED LIVING (AL-A1)	17	
ASSISTED LIVING (AL-A2)	17	
ASSISTED LIVING (AL-B1)	2	70

UNIT TYPE (APTS.) LEVEL 3: *	# OF UNITS	TOTAL # OF UNITS
INDEPENDENT LIVING (IL-A1)	15	
INDEPENDENT LIVING (IL-A2)	15	
INDEPENDENT LIVING (IL-B1)	3	
ASSISTED LIVING (AL-A1)	17	
ASSISTED LIVING (AL-A2)	17	
ASSISTED LIVING (AL-B1)	2	71

TOTALS	195	195
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*THIRD FLOOR OPTIONAL
"PD" DISTRICT, UNIFIED RESIDENTIAL DEVELOPMENT
MAXIMUM # UNITS ALLOWED: 28.47/ACRE
6.8518 ACRES X 28.47 = 195 UNITS ALLOWED
TOTAL NUMBER UNITS PROVIDED:

UNIT TYPE:	# OF UNITS	% OF UNITS
IL-A1 (ONE BEDROOM)	47	24.10%
IL-A2 (ONE BEDROOM)	37	18.97%
IL-B1 (TWO BEDROOM)	8	4.10%
AL-A1 (ONE BEDROOM)	92	
AL-A2 (ONE BEDROOM)	41	21.03%
AL-B1 (TWO BEDROOM)	38	19.49%
MC (ONE BEDROOM)	4	2.05%
	83	
	20	10.26%
TOTALS	195	100.00%

PARKING

BASED ON "PD" DISTRICT, UNIFIED RESIDENTIAL DEVELOPMENT FOR 25 UNITS / ACRE AT 6.8518 ACRES = 195 UNITS FOR IL, AL, MC

TYPE OF PARKING: SURFACE	NO. OF SPACES
PARKING REQUIRED:	
1 SPACE/UNIT-IL (92 UNITS)	92
0.25 SPACE/UNIT-AL (83 UNITS)	21
0 SPACE/UNIT-MC (20 UNITS)	0
GUEST PARKING (1/8 BEDS - 207/8=25)	26
EMPLOYEE PARKING (DOCTOR & STAFF)	9
TOTAL PARKING REQUIRED (INCLUDING 2% HC):	148

PARKING PROVIDED:	
SURFACE PARKING (INCLUDING 6 HC)	121
CARPORTS (INCLUDING 1 HC)	19
DETACHED GARAGES (INCLUDING 1 HC)	8
TOTAL PARKING PROVIDED (8 HC INCLUDED):	148

SITE INFORMATION

TOTAL LAND AREA:	6.8518 ACRES
DENSITY:	UP TO 29 UNITS/ACRE
	195 (UNITS)/6.8518 ACRES (LAND AREA)
GROSS FLOOR AREA:	UP TO 127,278 SF (W/ 3RD FLOOR)
GREEN SPACE AREA:	139,207 SF - 43.23% (139,207/328,464)
BUILDING HEIGHT:	UP TO 3-STORIES / HEIGHT = 46'-0"
BUILDING MATERIAL:	STOCKY STONE/STUCCO/CEMENT SIDING
UNITS INCLUDE:	INDEPENDENT LIVING UNITS ASSISTED LIVING UNITS MEMORY CARE UNITS

- NOTES:
- ALL LIGHTING TO CONFORM TO LIGHTING CODE.
 - ALL SIGNAGE, INCLUDING MONUMENT SIGN, TO CONFORM TO ARTICLE 4, SIGNS.
 - PROJECT TO COMPLY WITH SECTION 6.301, LANDSCAPING.
 - PROJECT TO COMPLY WITH SECTION 6.302, URBAN FORESTRY.
 - ALL HC RAMPS TO CONFORM TO ACCESSIBILITY REQUIREMENTS.
 - AC CONDENSING UNITS MAY BE MOUNTED ON BUILDING ROOF TOP.
 - PARKING WAIVER IS REQUESTED.
 - HEIGHT WAIVER INCREASE OF 46'-0" IS REQUESTED FROM "C" HEIGHT OF 32'-0".
 - DENSITY WAIVER REQUEST FOR SENIORS IL, AL, AND MC.

CITY OF FORT WORTH

DIRECTOR OF PLANNING AND DELVELOPMENT

DATE OF APPROVAL

ZONING CASE NUMBER

PD#:

BASE ZONING: DISTRICT "C"

ALLOWED USES: MF, INDEPENDENT LIVING FOR SENIORS, ASSISTED LIVING AND MEMORY CARE

DENSITY: IF MF (NON-SENIORS) - 18 UNITS / ACRE PER "C" DISTRICT
IF IL, AL, MC OR COMBINATION OF THE THREE - 29 UNITS / ACRE

LEGEND

- GREEN SPACE AREA
- PAVING (CONCRETE) INCLUDING FIRELANE
- WALKS
- WROUGHT IRON FENCING
- WOOD FENCING

PARKING

TYPE OF PARKING: SURFACE
PARKING REQUIRED:
MF (NON-SENIORS) OR IL ONLY
COMMUNITY PER GROUNDSIDE:
1 SPACE/BEDROOM PLUS 1 SPACE/250 SF OF COMMON AREAS, OFFICE AND RECREATION (LESS LAUNDRY ROOMS AND STORAGE)
PARKING REQUIRED FOR SENIORS (IL, AL, MC):
AL IF PART OF IL/AL COMMUNITY: 0.25 SPACE/UNIT-AL
AL IF PART OF STAND ALONE FACILITY: 0.75 SPACE/UNIT-AL
MC IF PART OF IL/AL/MC COMMUNITY: 0.0 SPACE/UNIT-MC
MC IF STAND ALONE FACILITY: 0.75 SPACE/UNIT-MC

ZC-16-040-

REVISED
DATE RECEIVED 02-29-16

01 SITE / ZONING EXHIBIT - PD #:
SCALE: 1"= 60'



Project Title: SEDONA RANCH
FORT WORTH, TEXAS

Issue Date: 02.26.16

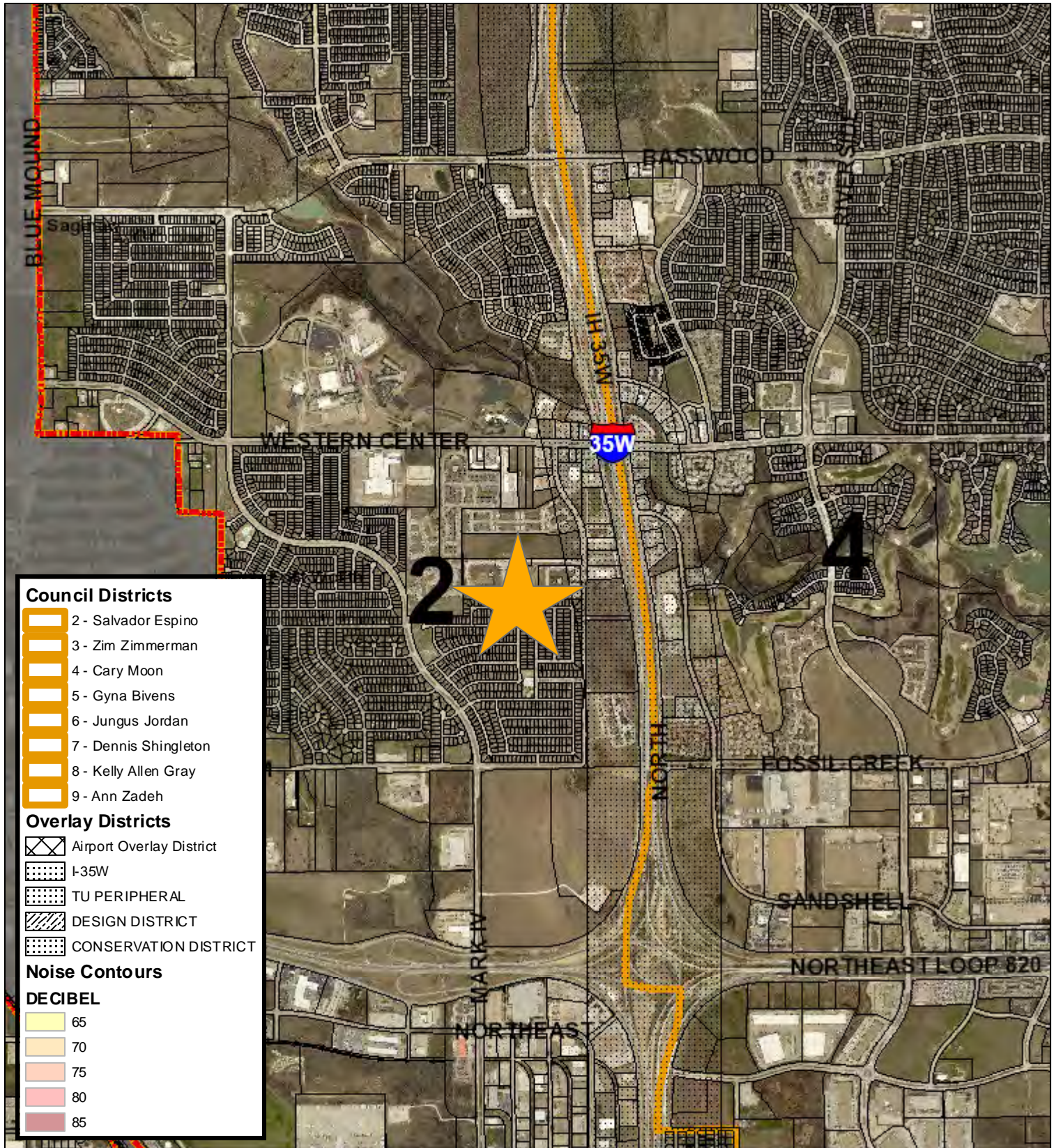
SITE / ZONING EXHIBIT

ZONING CASE NO.



ZC-16-040

Area Map

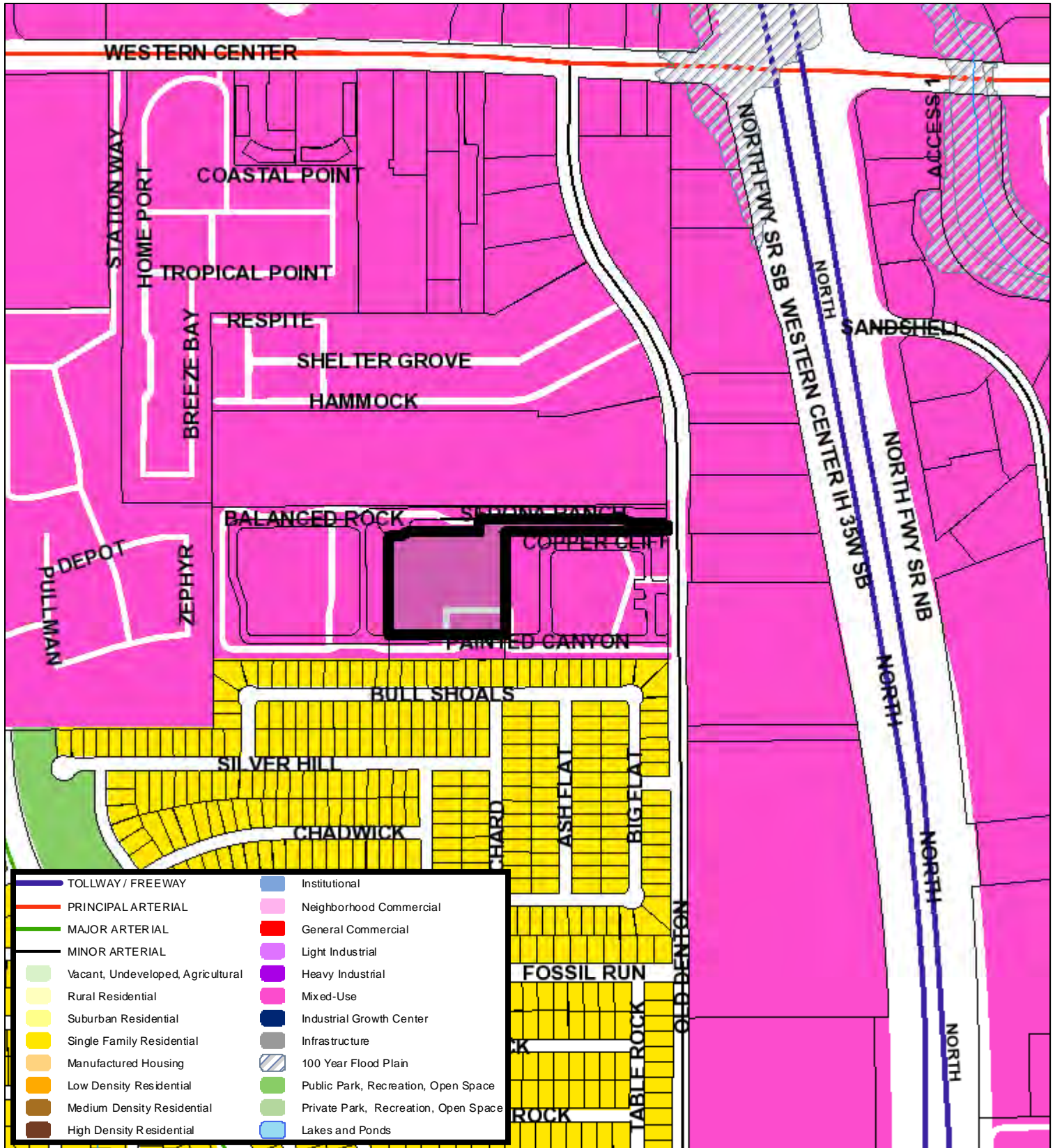


0 1,000 2,000 4,000 Feet



ZC-16-040

Future Land Use



520 260 0 520 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 17, 2015.



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ZC-16-040

Aerial Photo Map



0 325 650 1,300 Feet



DRAFT
City of Fort Worth, Texas
Zoning Commission
July 13, 2016 – Meeting Minutes

Present:

Nick Genua, Chair, District 7
Will Northern, District 1
Carlos Flores, Vice Chair, District 2
John Cockrell, District 3
Charles Edmonds Jr., District 4 (thru ZC-16-099)
Sandra Runnels, District 6
Wanda Conlin, District 8
Leah Dunn, District 9

Staff Members Present:

Dana Burghdoff, Assistant P&D Director
Jocelyn Murphy, Planning Manager
Lynn Jordan, Planner
Stephen Murray, Planner
Melinda Ramos, Sr. Assistant City Attorney

Absent:

Melissa McDougall, District 5

I. Public Hearing – 1:04 P. M.

Ms. Murphy explained the procedure to be followed for the Zoning Commission meeting.

II. Minutes

The Commission, on a motion by Mr. Flores, seconded by Mr. Cockrell, on a vote of 8-0, voted to approve the Zoning Commission minutes as amended of the June 8, 2016 meeting.

Video on individual cases can be viewed at the following website.

http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2

III. Continued Cases

1. ZC-16-040 Fossil Ridge Ltd Etal (CD 2) 2800 Sedona Ranch Drive (Samuel Lockhart Survey, Abstract 977, 4.87 Acres): from “C” Medium Density Multifamily to “PD/C” Planned Development for all uses in “C” Medium Density Multifamily plus assisted living and memory care; site plan included

David Krukiel, 5455 Monticello Avenue, Dallas, Texas explained to the Commissioners he is ready to move forward with the request. Mr. Krukiel explained they are still working on a development mix but need the zoning approved for funding purposes and will come back before the Commission with a revised site plan.

Mr. Flores asked if the market study was complete and noted there isn’t a revised site plan for them to comment on based on his testimony. Mr. Krukiel said it is complete and the study warrants 195 units and they don’t intend to have that many. Mr. Krukiel said the site plan that will be brought back before them will consist of about 122 units with a portion of the building being one story and the remainder being three stories.

Mr. Flores asked staff about moving forward with the zoning case knowing a revised site plan will come in at a later date. Ms. Murphy explained it is not uncommon for people to come back with revised site plans and as long as the Commissioners are comfortable moving it forward.

Motion: Following brief discussion, Mr. Flores recommended Approval of the request, seconded by Ms. Dunn. The motion carried unanimously 8-0.

2. ZC-16-098 Tara Murphy (CD 5) – 13408 S. Pipeline Road (G. W. Couch Survey, Abstract No. 279, 0.30 Acres): from “A-5” One-Family to “I” Light Industrial

Jennifer Cobbs, 908 W Main Street, Arlington, Texas, speaking behalf of the owner, Mr. Tony Givens, explained to the Commissioners at the last Zoning Commission meeting it was suggested they look into putting a signal at Tarrant and Main. They confirmed with City Staff that a signal at that intersection is not feasible. Ms. Cobbs mentioned on May 3rd they sent letters out to the three organizations provided by the Neighborhood Community Engagement office and only one response was received. She mentioned they also sent letters to the Trinity Glen NA and as of July 11th only one letter was received in support. She was not able to get a direct contact with the Park Hollow neighborhood to the northin Euless, but they did hand out letters to those directly affected.

Mr. Flores agreed that an additional traffic light between the two existing traffic lights would not be a proper alternative in accordance to TPW. Mirian Spencer, City of Fort Worth provided that traffic control issues and other conflicts were currently controlled via stop sign with no traffic lights. Mr. Flores asked Ms. Cobbs how many residents are affected by the current route. Ms. Cobbs explained via the overhead the route highlighted in yellow is the current route; what is highlighted in red is what they are proposing and the houses along Tarrant Main are most directly affected. The letter submitted was from one of the property owners that lives along Tarrant Main who supports the change.

Mr. Flores asked if the am traffic is greater than the pm traffic. Austin Givens, 4000 Tarrant Main Street, Fort Worth, Texas responded it is heavier in the morning and noted the letter of support was from one of the property owners along Tarrant Main.

Mr. Genua mentioned the backup issues caused by cars and asked if there were long lines from people wanting to get in. Mr. Givens said no and noted there are two lanes of traffic. Mr. Givens highlighted on the map the traffic pattern being used now and what they are proposing.

Mr. Edwards expressed his concerns and asked why they need another exit. Ms. Cobbs explained the there is a signal at American Boulevard and Euless Main at Trinity Boulevard. She explained cars are accelerating quickly down Trinity Boulevard as their trucks are trying to exit. Ms. Spencer reiterated it is not feasible to put another traffic signal at that location.

Mr. Flores asked if they could use the route marked in red for exiting only and the return route along Trinity Boulevard. Mr. Givens said that would require some work with the drivers and will do what they can. Down the road they hope to have an entrance only along Trinity.